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HERITAGE STATEMENT

PROPOSED CHANGE OF USE OF GROUND, BASEMENT AND SUB-BASEMENT FLOORS FROM RETAIL (CLASS E) TO TATTOO STUDIO (SUI GENERIS) TOGETHER WITH PROPOSED CHANGES TO SIGNAGE AT 9 SOUTH KING STREET, MANCHESTER M2 6DG.

1. No.9 South King Street is an unlisted building with the St Anns Square Conservation Area (designated July 1970).

2. The Conservation Area Statement refers to the fact that St Ann's Square is in the commercial heart of Manchester, where almost every building accommodates shops on the ground floor. "*Encouragement of this variety will help maintain the character of the area*".

3. The building (nos. 1 to 5 South King Street) to the west on the other side of Ridgefield is Grade II Listed. This listed building includes nos.95 to 103, Deansgate and nos. 4 to 14, King Street.

4. The proposal involves a change of use of the ground, basements and sub-basement floors from retail to tattoo studio with no material external alterations save for new facia signage and the operator's motifs internally applied to the glazing on the street elevations.

5. All of the signage is non-illuminated.

6. The proposed fascia sign on the Ridgefield elevation replaces the one that is already there. Similarly, the proposed sign above the entrance door replaces one that is in situ. The proposed fascia sign on the South King Street elevation reinstates a sign that was in situ when the unit was occupied by a previous tenant 'Lacey Fine Arts.

7. The proposed four hearts motifs on the glazing to Ridgefield and South King Street are internal.

8. More details are provided on the drawings and in the Design and Access Statement accompanying the application.

9. The proposed signs have been designed so not to compete with or conceal any architectural details of this unlisted building.

10. The proposal is for a minor development – change of use and signage as opposed to one involving extensive alterations to or redevelopment of the application site.

11. Therefore, the question of less than substantial or substantial harm is not relevant, as the policy only applies to the heritage-related consent regimes under the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. In conclusion, it is considered that the lack of any negative impacts would not result in any impact to the visual amenity of the area.